



## **Evergreen Area Retail Study APPENDICES AND MAPS**

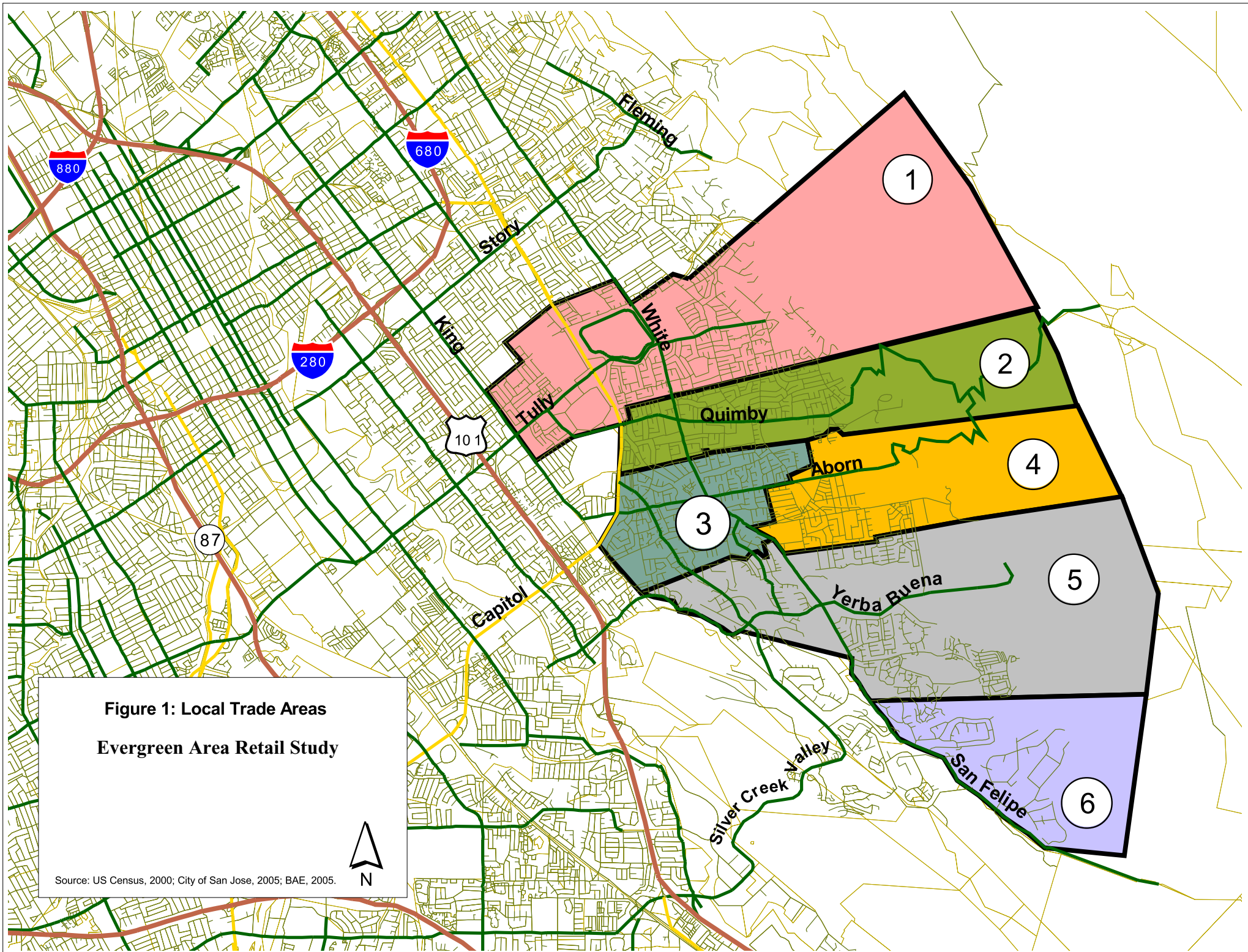
**Prepared for:**  
Office of Economic Development  
and  
Planning Department  
City of San José

**Prepared by:**  
Metrovation  
Bay Area Economics (BAE)

September 13, 2005

## **Appendix Tables & Maps**

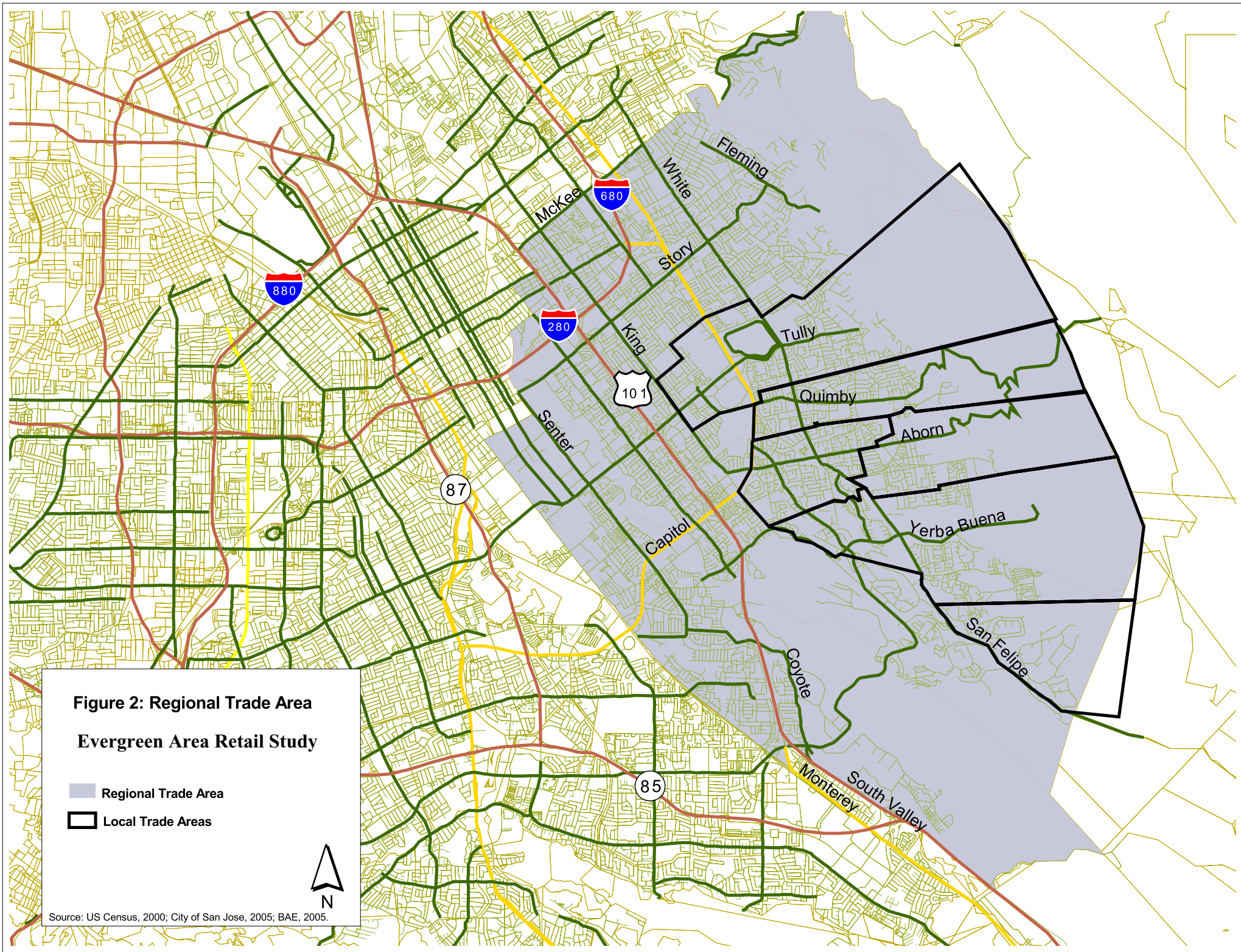
---



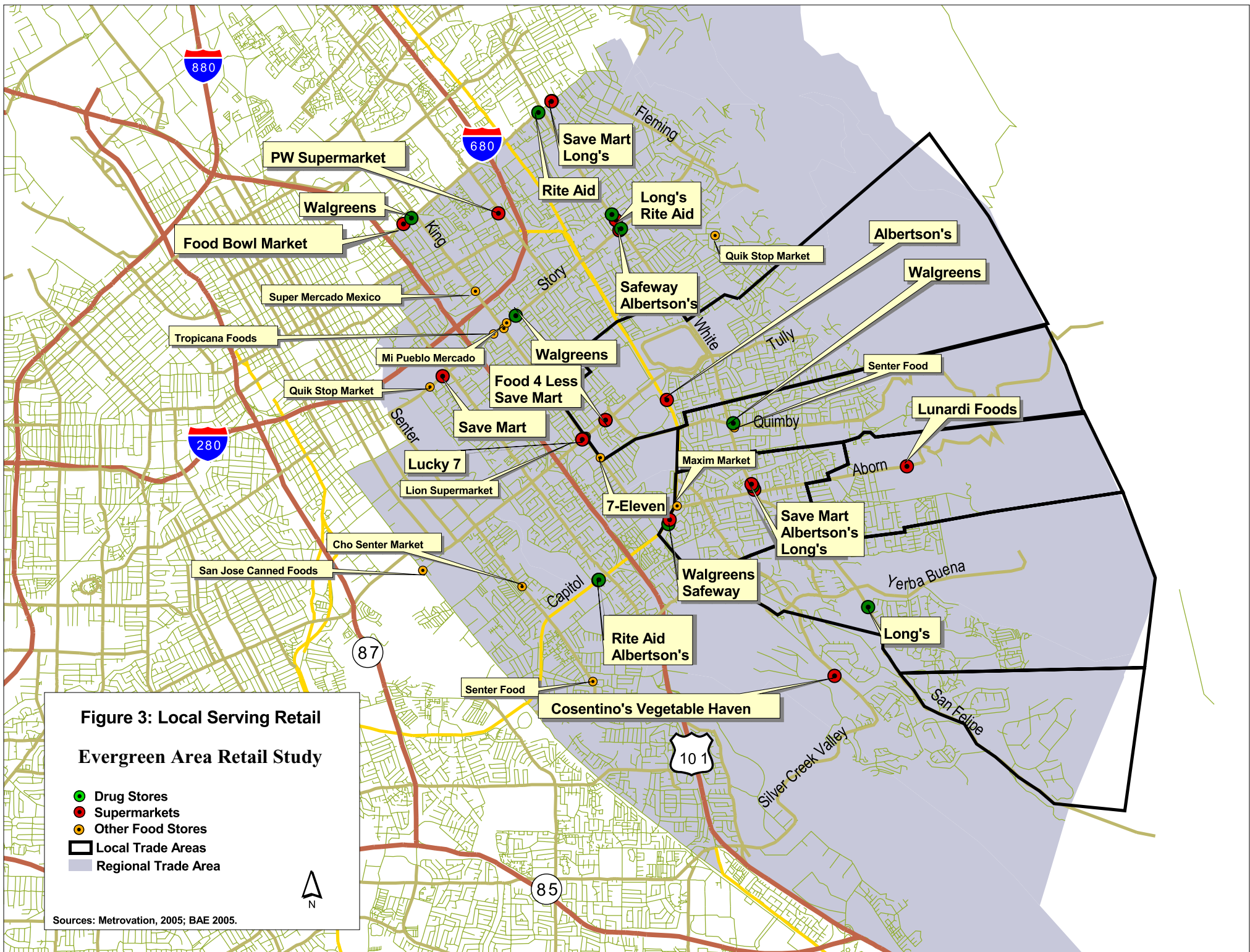
**Figure 1: Local Trade Areas**  
**Evergreen Area Retail Study**

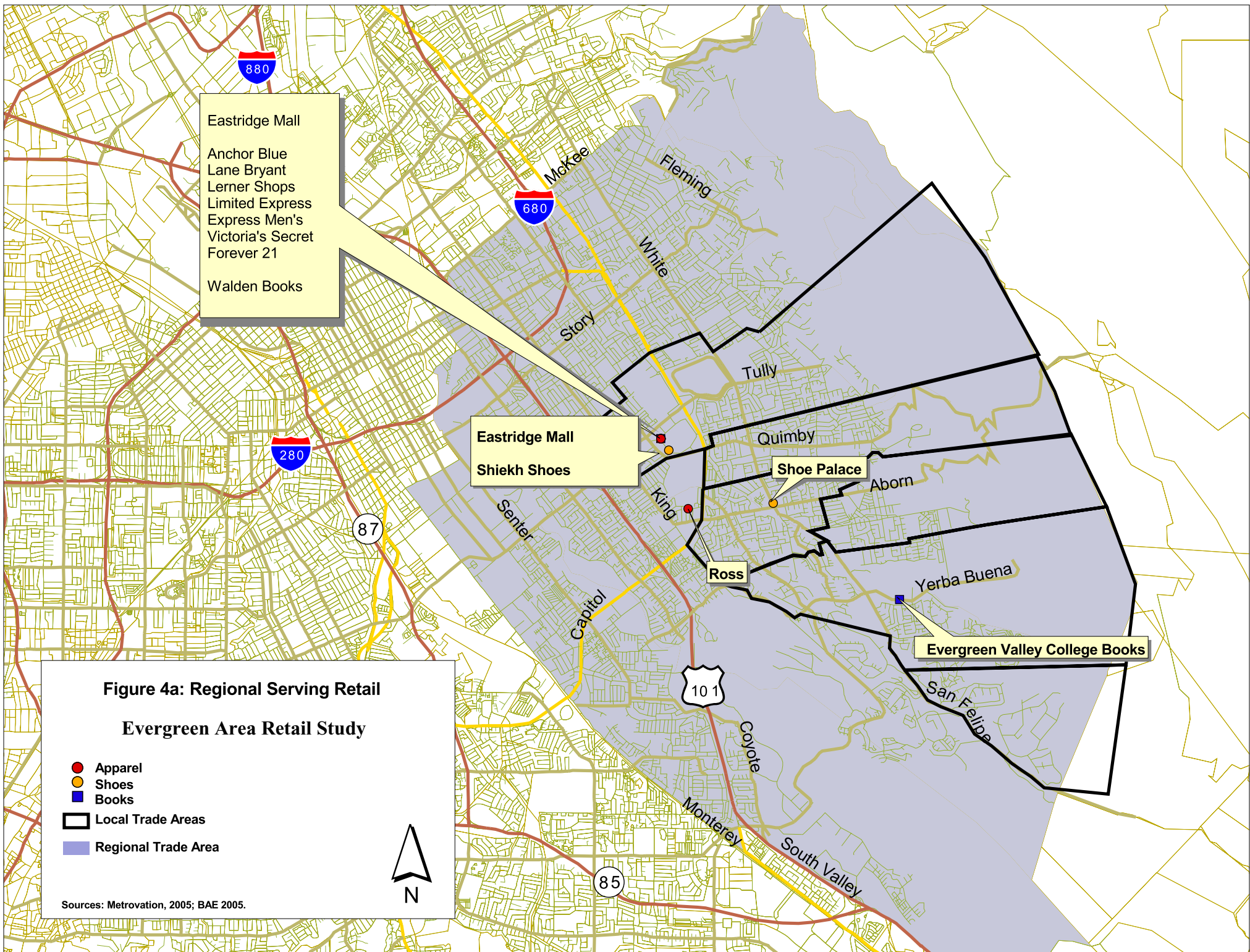
Source: US Census, 2000; City of San Jose, 2005; BAE, 2005.



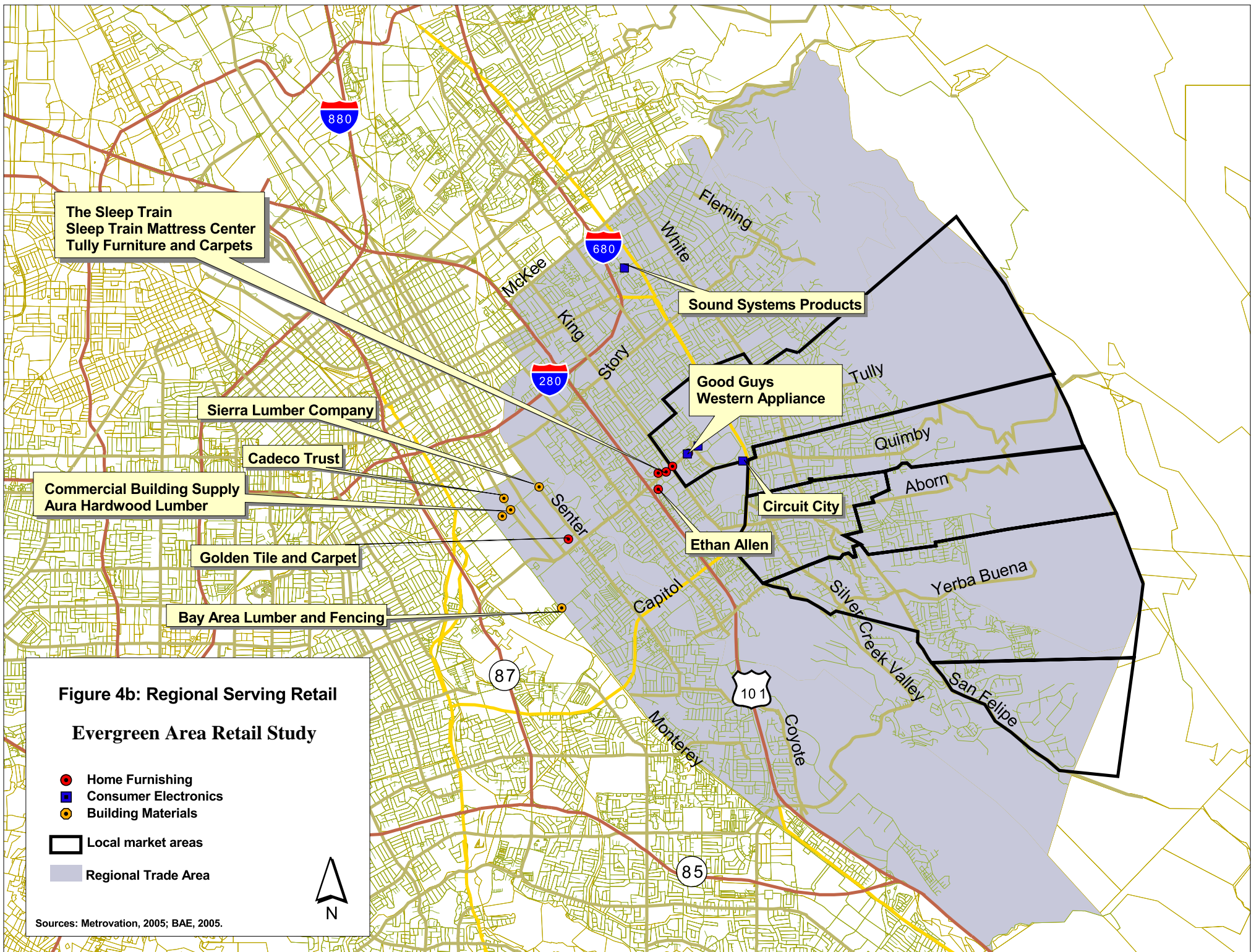
















**Appendix Table 1: Taxable Sales Trends in San José and California, 1997 to 2003 (a)***All figures in \$1,000s, and adjusted for inflation to 2003 dollars.*

Retail Sales Category	1997 (b)	1998	1999	2000	2001	2002	2003	% Change '97-'03	Annual Avg. % Change
<b>San José</b>									
Apparel stores	\$297,214	\$295,755	\$305,883	\$340,550	\$347,116	\$352,730	\$372,107	25.2%	3.8%
General merchandise stores	\$1,197,651	\$1,249,118	\$1,293,162	\$1,360,229	\$1,261,315	\$1,173,559	\$1,145,069	-4.4%	-0.7%
Food stores	\$396,572	\$406,034	\$419,099	\$436,530	\$434,251	\$416,139	\$397,685	0.3%	0.0%
Eating and drinking places	\$811,595	\$842,659	\$880,701	\$954,399	\$931,254	\$888,930	\$898,859	10.8%	1.7%
Home furnishings and appliances	\$349,151	\$372,147	\$407,496	\$452,965	\$391,229	\$359,700	\$336,072	-3.7%	-0.6%
Bldg. matrl. and farm implements	\$582,482	\$657,747	\$686,735	\$779,007	\$754,778	\$749,830	\$737,588	26.6%	4.0%
Auto dealers and auto supplies	\$1,395,488	\$1,505,336	\$1,652,791	\$1,902,785	\$1,644,104	\$1,475,451	\$1,463,891	4.9%	0.8%
Service stations	\$539,485	\$492,953	\$663,936	\$836,793	\$792,835	\$669,135	\$744,517	38.0%	5.5%
Other retail stores	\$1,409,720	\$1,519,435	\$1,754,784	\$2,009,569	\$1,680,172	\$1,442,547	\$1,362,282	-3.4%	-0.6%
<b>Retail Stores Totals</b>	<b>\$6,979,358</b>	<b>\$7,341,184</b>	<b>\$8,064,586</b>	<b>\$9,072,827</b>	<b>\$8,237,055</b>	<b>\$7,528,022</b>	<b>\$7,458,070</b>	6.9%	1.1%
<b>All Other Outlets</b>	<b>\$4,010,255</b>	<b>\$4,157,643</b>	<b>\$4,429,506</b>	<b>\$5,477,085</b>	<b>\$4,599,572</b>	<b>\$3,404,750</b>	<b>\$3,373,127</b>	-15.9%	-2.8%
<b>Totals All Outlets</b>	<b>\$10,989,613</b>	<b>\$11,498,827</b>	<b>\$12,494,093</b>	<b>\$14,549,912</b>	<b>\$12,836,627</b>	<b>\$10,932,771</b>	<b>\$10,831,197</b>	-1.4%	-0.2%
<b>CALIFORNIA</b>									
Apparel stores	\$13,213,807	\$13,244,042	\$12,649,939	\$13,733,841	\$13,910,593	\$14,351,872	\$15,179,710	14.9%	2.3%
General merchandise stores	\$41,858,618	\$43,779,688	\$46,972,867	\$48,991,590	\$49,031,466	\$49,602,089	\$50,550,818	20.8%	3.2%
Food stores	\$18,249,232	\$18,192,822	\$18,964,388	\$19,642,231	\$19,557,707	\$19,387,294	\$19,407,823	6.3%	1.0%
Eating and drinking places	\$32,378,910	\$33,921,966	\$35,832,093	\$37,908,590	\$38,286,312	\$38,955,666	\$40,049,699	23.7%	3.6%
Home furnishings and appliances	\$11,039,301	\$11,894,084	\$13,222,423	\$14,530,814	\$13,852,130	\$14,304,903	\$15,104,217	36.8%	5.4%
Bldg. matrl. and farm implements	\$20,164,892	\$21,860,991	\$24,567,164	\$26,516,880	\$27,493,236	\$28,719,960	\$30,693,755	52.2%	7.3%
Auto dealers and auto supplies	\$43,572,022	\$47,871,412	\$54,162,934	\$60,642,248	\$63,146,103	\$65,289,032	\$67,052,141	53.9%	7.4%
Service stations	\$22,138,513	\$19,588,377	\$22,429,921	\$26,948,666	\$25,585,416	\$24,478,703	\$27,714,635	25.2%	3.8%
Other retail stores	\$46,351,688	\$48,646,522	\$53,368,953	\$57,960,508	\$54,557,864	\$53,459,870	\$54,464,256	17.5%	2.7%
<b>Retail Stores Totals</b>	<b>\$248,966,984</b>	<b>\$258,999,904</b>	<b>\$282,170,682</b>	<b>\$306,875,368</b>	<b>\$305,420,825</b>	<b>\$308,549,389</b>	<b>\$320,217,054</b>	28.6%	4.3%
<b>All Other Outlets</b>	<b>\$141,924,029</b>	<b>\$146,151,205</b>	<b>\$153,618,132</b>	<b>\$165,466,998</b>	<b>\$153,315,920</b>	<b>\$142,542,557</b>	<b>\$139,879,414</b>	-1.4%	-0.2%
<b>Totals All Outlets</b>	<b>\$390,891,013</b>	<b>\$405,151,109</b>	<b>\$435,788,814</b>	<b>\$472,342,366</b>	<b>\$458,736,745</b>	<b>\$451,091,946</b>	<b>\$460,096,468</b>	17.7%	2.8%

Notes:

(a) In thousands of dollars

(b) All figures are inflated to 2003\$ using the San Francisco-Oakland-San Jose CPI for all Urban Consumers.

Sources: MBIA; State Board of Equalization; BAE, 2005.

**Appendix Table 2: Per Capita Taxable Sales Trends in San José and California, 1997 to 2003**

*All figures adjusted for inflation to 2003 dollars.*

Retail Sales Category	1997 (a) (b)	1998	1999	2000	2001	2002	2003	% Change '97-'03	Annual Avg. % Change
<b>San José</b>									
Apparel stores	\$413	\$392	\$383	\$402	\$383	\$385	\$405	-2.0%	-0.3%
General merchandise stores	\$1,664	\$1,654	\$1,620	\$1,605	\$1,391	\$1,281	\$1,245	-25.2%	-4.7%
Food stores	\$551	\$537	\$525	\$515	\$479	\$454	\$432	-21.5%	-4.0%
Eating and drinking places	\$1,128	\$1,115	\$1,103	\$1,126	\$1,027	\$970	\$977	-13.3%	-2.4%
Home furnishings and appliances	\$485	\$493	\$510	\$534	\$432	\$393	\$365	-24.7%	-4.6%
Bldg. matrl. and farm implements	\$809	\$871	\$860	\$919	\$833	\$818	\$802	-0.9%	-0.1%
Auto dealers and auto supplies	\$1,939	\$1,993	\$2,070	\$2,245	\$1,813	\$1,610	\$1,592	-17.9%	-3.2%
Service stations	\$750	\$653	\$832	\$987	\$875	\$730	\$810	8.0%	1.3%
Other retail stores	\$1,959	\$2,011	\$2,198	\$2,371	\$1,853	\$1,574	\$1,481	-24.4%	-4.5%
<b>Retail Stores Totals</b>	<b>\$8,462</b>	<b>\$8,608</b>	<b>\$9,151</b>	<b>\$10,012</b>	<b>\$8,745</b>	<b>\$8,031</b>	<b>\$8,111</b>	<b>-4.2%</b>	<b>-0.7%</b>
<b>All Other Outlets</b>	<b>\$5,572</b>	<b>\$5,504</b>	<b>\$5,549</b>	<b>\$6,461</b>	<b>\$5,073</b>	<b>\$3,716</b>	<b>\$3,668</b>	<b>-34.2%</b>	<b>-6.7%</b>
<b>Totals All Outlets</b>	<b>\$15,269</b>	<b>\$15,222</b>	<b>\$15,651</b>	<b>\$17,165</b>	<b>\$14,159</b>	<b>\$11,931</b>	<b>\$11,779</b>	<b>-22.9%</b>	<b>-4.2%</b>
<b>CALIFORNIA</b>									
Apparel stores	\$486	\$465	\$420	\$429	\$405	\$409	\$426	-12.2%	-2.2%
General merchandise stores	\$1,539	\$1,538	\$1,560	\$1,530	\$1,427	\$1,415	\$1,419	-7.7%	-1.3%
Food stores	\$671	\$639	\$630	\$613	\$569	\$553	\$545	-18.8%	-3.4%
Eating and drinking places	\$1,190	\$1,192	\$1,190	\$1,184	\$1,114	\$1,111	\$1,125	-5.5%	-0.9%
Home furnishings and appliances	\$406	\$418	\$439	\$454	\$403	\$408	\$424	4.5%	0.7%
Bldg. matrl. and farm implements	\$741	\$768	\$816	\$828	\$800	\$819	\$862	16.3%	2.5%
Auto dealers and auto supplies	\$1,602	\$1,682	\$1,799	\$1,893	\$1,837	\$1,863	\$1,883	17.6%	2.7%
Service stations	\$814	\$688	\$745	\$841	\$744	\$698	\$778	-4.4%	-0.7%
Other retail stores	\$1,704	\$1,709	\$1,773	\$1,810	\$1,588	\$1,525	\$1,529	-10.2%	-1.8%
<b>Retail Stores Totals</b>	<b>\$9,152</b>	<b>\$9,100</b>	<b>\$9,373</b>	<b>\$9,581</b>	<b>\$8,887</b>	<b>\$8,803</b>	<b>\$8,992</b>	<b>-1.7%</b>	<b>-0.3%</b>
<b>All Other Outlets</b>	<b>\$5,217</b>	<b>\$5,135</b>	<b>\$5,103</b>	<b>\$5,166</b>	<b>\$4,461</b>	<b>\$4,067</b>	<b>\$3,928</b>	<b>-24.7%</b>	<b>-4.6%</b>
<b>Totals All Outlets</b>	<b>\$14,369</b>	<b>\$14,235</b>	<b>\$14,476</b>	<b>\$14,747</b>	<b>\$13,348</b>	<b>\$12,870</b>	<b>\$12,920</b>	<b>-10.1%</b>	<b>-1.8%</b>

Notes:

(a) All figures are inflated to 2003\$ using the San Francisco-Oakland-San Jose CPI for all Urban Consumers.

(b) Population figures:

	1997	1998	1999	2000	2001	2002	2003
San José	852,100	866,800	878,800	893,300	906,600	916,328	919,555
California	32,207,000	32,657,000	33,140,000	33,753,000	34,367,000	35,048,666	35,612,116

Sources: State Board of Equalization; CA Department of Finance; BAE, 2005.



**Appendix Table 3: San José Leakage Analysis by Retail Sector, 2003**

Outlets	Santa Clara & San Mateo Counties (a)	Santa Clara County (a)	San José (a)	Per Capita Santa Clara & San Mateo Sales (a)	Per Capita Santa Clara Sales (a)	Per Capita San José Sales (a)	San José Injection/ (Leakage)
<b>Apparel:</b>							
Women's apparel	\$356,482	\$276,276	\$98,955	\$147	\$161	\$108	-27%
Men's apparel	\$82,748	\$65,271	\$34,250	\$34	\$38	\$37	9%
Family apparel	\$631,001	\$457,437	\$248,084	\$260	\$266	\$270	4%
Shoes	\$171,976	\$130,515	\$69,825	\$71	\$76	\$76	7%
<b>Subtotal</b>	<b>\$1,242,207</b>	<b>\$929,499</b>	<b>\$451,113</b>	<b>\$511</b>	<b>\$541</b>	<b>\$491</b>	<b>-4%</b>
<b>General Merchandise:</b>							
General merchandise stores	\$3,285,182	\$2,250,674	\$887,882	\$1,353	\$1,309	\$966	-29%
Drug stores	\$511,718	\$338,650	\$151,154	\$211	\$197	\$164	-22%
<b>Subtotal</b>	<b>\$3,796,900</b>	<b>\$2,589,324</b>	<b>\$1,039,036</b>	<b>\$1,563</b>	<b>\$1,506</b>	<b>\$1,130</b>	<b>-28%</b>
<b>Specialty Stores:</b>							
Gifts, art goods, and novelties	\$137,540	\$89,165	\$42,521	\$57	\$52	\$46	-18%
Sporting goods	\$309,273	\$214,784	\$86,618	\$127	\$125	\$94	-26%
Florists	\$75,531	\$49,584	\$10,394	\$31	\$29	\$11	-64%
Photo equip. and musical instruments	\$181,504	\$146,093	\$48,795	\$75	\$85	\$53	-29%
Stationery and books	\$284,224	\$209,847	\$72,943	\$117	\$122	\$79	-32%
Jewelry	\$228,383	\$179,461	\$84,549	\$94	\$104	\$92	-2%
Office, store and school supplies	\$1,528,219	\$1,163,307	\$308,634	\$629	\$677	\$336	-47%
Other specialties	\$1,254,269	\$856,358	\$458,294	\$516	\$498	\$498	-3%
<b>Subtotal</b>	<b>\$3,998,943</b>	<b>\$2,908,599</b>	<b>\$1,112,747</b>	<b>\$1,646</b>	<b>\$1,692</b>	<b>\$1,210</b>	<b>-27%</b>
<b>Food Stores:</b>							
Food stores selling all types of liquors	\$887,242	\$586,192	\$268,113	\$365	\$341	\$292	-20%
All other food stores	\$332,461	\$233,735	\$146,425	\$137	\$136	\$159	16%
<b>Subtotal</b>	<b>\$1,219,703</b>	<b>\$819,927</b>	<b>\$414,539</b>	<b>\$502</b>	<b>\$477</b>	<b>\$451</b>	<b>-10%</b>
<b>Eating and drinking:</b>							
Eating places: no alcoholic beverages	\$1,076,965	\$759,945	\$368,203	\$443	\$442	\$400	-10%
Eating places: beer and wine	\$1,030,075	\$757,771	\$306,695	\$424	\$441	\$334	-21%
Eating and drinking: all types of liquor	\$983,920	\$621,612	\$220,596	\$405	\$361	\$240	-41%
<b>Subtotal</b>	<b>\$3,090,960</b>	<b>\$2,139,328</b>	<b>\$895,494</b>	<b>\$1,273</b>	<b>\$1,244</b>	<b>\$974</b>	<b>-23%</b>
<b>Household/Home Furnishings:</b>							
Household and home furnishings	\$860,682	\$554,000	\$132,873	\$354	\$322	\$144	-59%
Household appliance dealers	\$375,514	\$244,640	\$267,992	\$155	\$142	\$291	88%
<b>Subtotal</b>	<b>\$1,236,196</b>	<b>\$798,640</b>	<b>\$400,865</b>	<b>\$509</b>	<b>\$464</b>	<b>\$436</b>	<b>-14%</b>
<b>Building Materials:</b>							
Lumber and building materials	\$1,541,993	\$929,024	\$443,368	\$635	\$540	\$482	-24%
Hardware stores	\$291,558	\$205,604	\$99,975	\$120	\$120	\$109	-9%
Paint, glass, wallpaper, plumbing & elec. Supplies	\$278,511	\$180,053	\$37,730	\$115	\$105	\$41	-64%
<b>Subtotal</b>	<b>\$2,112,062</b>	<b>\$1,314,681</b>	<b>\$581,073</b>	<b>\$870</b>	<b>\$765</b>	<b>\$632</b>	<b>-27%</b>
<b>Automotive:</b>							
New motor vehicle dealers	\$4,267,200	\$2,760,775	\$1,226,651	\$1,757	\$1,606	\$1,334	-24%
Used motor vehicle dealers	\$237,988	\$163,552	\$68,974	\$98	\$95	\$75	-23%
Automotive supplies and parts	\$303,212	\$218,821	\$149,361	\$125	\$127	\$162	30%
Service stations	\$2,068,711	\$1,413,227	\$767,478	\$852	\$822	\$835	-2%
<b>Subtotal</b>	<b>\$6,877,111</b>	<b>\$4,556,375</b>	<b>\$2,212,464</b>	<b>\$2,832</b>	<b>\$2,650</b>	<b>\$2,406</b>	<b>-15%</b>
<b>Other Retail:</b>							
Packaged liquor stores	\$192,591	\$123,713	\$51,219	\$79	\$72	\$56	-30%
Second-hand merchandise	\$36,338	\$15,591	\$10,189	\$15	\$9	\$11	-26%
Farm Implements (b)	\$60,422	\$51,219	\$31,428	\$25	\$30	\$34	37%
Farm & Garden	\$142,259	\$87,671	\$20,094	\$59	\$51	\$22	-63%
Fuel&ice, mobile home, trailer, camper, boat,	\$210,938	\$180,527	\$8,715	\$87	\$105	\$9	-89%
<b>Subtotal</b>	<b>\$642,548</b>	<b>\$458,721</b>	<b>\$121,646</b>	<b>\$265</b>	<b>\$267</b>	<b>\$132</b>	<b>-50%</b>
<b>Retail Stores Total</b>	<b>\$24,216,630</b>	<b>\$16,515,094</b>	<b>\$7,228,977</b>	<b>\$9,971</b>	<b>\$9,604</b>	<b>\$7,861</b>	<b>-21%</b>

**Notes:**

(a) Santa Clara County population, 2003:

1,719,537

San Mateo County population, 2003:

709,236

San José population, 2003:

919,555

(b) Farm implements have been combined to comply with disclosure rules for San José data.

Sources: State Board of Equalization, 2003; 2003 California Department of Finance; BAE, 2005.

**Appendix Table 4: San José Leakage Analysis Per Household Spending, 2003**

Outlets	Santa Clara & San Mateo Counties (a)	Santa Clara County (a)	San José (a)	Per HH Santa Clara & San Mateo Sales (a)	Per HH Santa Clara Sales (a)	Per HH San José Sales (a)	San José Injection/ (Leakage)
<b>Apparel:</b>							
Women's apparel	\$356,482	\$276,276	\$98,955	\$424	\$474	\$345	-19%
Men's apparel	\$82,748	\$65,271	\$34,250	\$98	\$112	\$120	21%
Family apparel	\$631,001	\$457,437	\$248,084	\$751	\$786	\$866	15%
Shoes	\$171,976	\$130,515	\$69,825	\$205	\$224	\$244	19%
<b>Subtotal</b>	<b>\$1,242,207</b>	<b>\$929,499</b>	<b>\$451,113</b>	<b>\$1,478</b>	<b>\$1,596</b>	<b>\$1,574</b>	<b>7%</b>
<b>General Merchandise:</b>							
General merchandise stores	\$3,285,182	\$2,250,674	\$887,882	\$3,910	\$3,865	\$3,099	-21%
Drug stores	\$511,718	\$338,650	\$151,154	\$609	\$582	\$528	-13%
<b>Subtotal</b>	<b>\$3,796,900</b>	<b>\$2,589,324</b>	<b>\$1,039,036</b>	<b>\$4,518</b>	<b>\$4,447</b>	<b>\$3,626</b>	<b>-20%</b>
<b>Specialty Stores:</b>							
Gifts, art goods, and novelties	\$137,540	\$89,165	\$42,521	\$164	\$153	\$148	-9%
Sporting goods	\$309,273	\$214,784	\$86,618	\$368	\$369	\$302	-18%
Florists	\$75,531	\$49,584	\$10,394	\$90	\$85	\$36	-60%
Photo equip. and musical instruments	\$181,504	\$146,093	\$48,795	\$216	\$251	\$170	-21%
Stationery and books	\$284,224	\$209,847	\$72,943	\$338	\$360	\$255	-25%
Jewelry	\$228,383	\$179,461	\$84,549	\$272	\$308	\$295	9%
Office, store and school supplies	\$1,528,219	\$1,163,307	\$308,634	\$1,819	\$1,998	\$1,077	-41%
Other specialties	\$1,254,269	\$856,358	\$458,294	\$1,493	\$1,471	\$1,599	7%
<b>Subtotal</b>	<b>\$3,998,943</b>	<b>\$2,908,599</b>	<b>\$1,112,747</b>	<b>\$4,759</b>	<b>\$4,995</b>	<b>\$3,884</b>	<b>-18%</b>
<b>Food Stores:</b>							
Food stores selling all types of liquors	\$887,242	\$586,192	\$268,113	\$1,056	\$1,007	\$936	-11%
All other food stores	\$332,461	\$233,735	\$146,425	\$396	\$401	\$511	29%
<b>Subtotal</b>	<b>\$1,219,703</b>	<b>\$819,927</b>	<b>\$414,539</b>	<b>\$1,452</b>	<b>\$1,408</b>	<b>\$1,447</b>	<b>0%</b>
<b>Eating and drinking:</b>							
Eating places: no alcoholic beverages	\$1,076,965	\$759,945	\$368,203	\$1,282	\$1,305	\$1,285	0%
Eating places: beer and wine	\$1,030,075	\$757,771	\$306,695	\$1,226	\$1,301	\$1,070	-13%
Eating and drinking: all types of liquor	\$983,920	\$621,612	\$220,596	\$1,171	\$1,068	\$770	-34%
<b>Subtotal</b>	<b>\$3,090,960</b>	<b>\$2,139,328</b>	<b>\$895,494</b>	<b>\$3,678</b>	<b>\$3,674</b>	<b>\$3,125</b>	<b>-15%</b>
<b>Household/Home Furnishings:</b>							
Household and home furnishings	\$860,682	\$554,000	\$132,873	\$1,024	\$951	\$464	-55%
Household appliance dealers	\$375,514	\$244,640	\$267,992	\$447	\$420	\$935	109%
<b>Subtotal</b>	<b>\$1,236,196</b>	<b>\$798,640</b>	<b>\$400,865</b>	<b>\$1,471</b>	<b>\$1,372</b>	<b>\$1,399</b>	<b>-5%</b>
<b>Building Materials:</b>							
Lumber and building materials	\$1,541,993	\$929,024	\$443,368	\$1,835	\$1,596	\$1,547	-16%
Hardware stores	\$291,558	\$205,604	\$99,975	\$347	\$353	\$349	1%
Paint, glass, wallpaper, plumbing & elec. Supplies	\$278,511	\$180,053	\$37,730	\$331	\$309	\$132	-60%
<b>Subtotal</b>	<b>\$2,112,062</b>	<b>\$1,314,681</b>	<b>\$581,073</b>	<b>\$2,513</b>	<b>\$2,258</b>	<b>\$2,028</b>	<b>-19%</b>
<b>Automotive:</b>							
New motor vehicle dealers	\$4,267,200	\$2,760,775	\$1,226,651	\$5,078	\$4,742	\$4,281	-16%
Used motor vehicle dealers	\$237,988	\$163,552	\$68,974	\$283	\$281	\$241	-15%
Automotive supplies and parts	\$303,212	\$218,821	\$149,361	\$361	\$376	\$521	44%
Service stations	\$2,068,711	\$1,413,227	\$767,478	\$2,462	\$2,427	\$2,679	9%
<b>Subtotal</b>	<b>\$6,877,111</b>	<b>\$4,556,375</b>	<b>\$2,212,464</b>	<b>\$8,184</b>	<b>\$7,825</b>	<b>\$7,722</b>	<b>-6%</b>
<b>Other Retail:</b>							
Packaged liquor stores	\$192,591	\$123,713	\$51,219	\$229	\$212	\$179	-22%
Second-hand merchandise	\$36,338	\$15,591	\$10,189	\$43	\$27	\$36	-18%
Farm Implements (b)	\$60,422	\$51,219	\$31,428	\$72	\$88	\$110	53%
Farm & Garden	\$142,259	\$87,671	\$20,094	\$169	\$151	\$70	-59%
Fuel&ice, mobile home, trailer, camper, boat,	\$210,938	\$180,527	\$8,715	\$251	\$310	\$30	-88%
<b>Subtotal</b>	<b>\$642,548</b>	<b>\$458,721</b>	<b>\$121,646</b>	<b>\$765</b>	<b>\$788</b>	<b>\$425</b>	<b>-44%</b>
<b>Retail Stores Total</b>	<b>\$24,216,630</b>	<b>\$16,515,094</b>	<b>\$7,228,977</b>	<b>\$28,819</b>	<b>\$28,364</b>	<b>\$25,229</b>	<b>-12%</b>

**Notes:**

(a) Santa Clara County households, 2003:

582,252

San Mateo County households, 2003:

258,051

San José households, 2003:

286,531

(b) Farm implements have been combined to comply with disclosure rules for San José data.

Sources: State Board of Equalization, 2003; 2003 California Department of Finance; BAE, 2005.